

WAYNE, NEBRASKA

MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES

EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS

2003 - 2008

| <div> <div>TARGET GROUPS &amp; HOUSING TYPES</div> </div>            | <div> <div>Wayne Cedar, Wayne</div> </div> | Program #1  | Program #2  | Program #3   |
|--|--|---|---|--|
|  |  | <div> <div>Housing Activity - Assisted Living Purpose-Location - Wayne</div> <div>Purpose to house 62+ with SMI 15 Adults.</div> </div>   | <div> <div>Housing Activity - Purchase, Rehabilitate, Resale Three Houses Purpose-Location- Wayne</div> <div>To provide home ownership for three families, each with a SMI individual family member.</div> </div> | <div> <div>Housing Activity - Prairie Gold Homes - Duplexes Purpose-Location- Wayne</div> <div>Two - Three bedroom duplexes To provide housing for 12 men &amp; women with SMI.</div> </div> |
| 19-21 Years (0%-50% AMI)   |  |   |   |  |
| Crisis/Respite Care/Emergency Shelter Beds                           | 1  |   |   |  |
| Group Residential Beds   | 2  | <div> <div>Potential -Coordination Wayne Community CHDO, R-Way - First Step, City of Wayne, Wayne Convenient Clinic, Region IV.</div> </div>  | <div> <div>Potential -Coordination - Wayne Housing Agency, R-Way, Wayne Community CHDO, City of Wayne, NAMI, Habitat for Humanity.</div> </div>   | <div> <div>Potential -Coordination R-Way, City of Wayne.</div> </div>  |
| Residential Units  | 7  |   |   |  |
| SUBTOTALS (UNITS/BEDS)   | 10   |   |   |  |
| 22+ Years (0%-30% AMI)   |  |   |   |  |
| Crisis/Respite Care/Emergency Shelter Beds                           | 2  | <div> <div>Possible Funding Sources Low Income Housing Tax Credit, Nebraska Affordable Housing Trust Funds, HOME Funds, RD Community Facilities Program, Affordable Housing Funds, Midwest Housing Equity Funds.</div> </div> | <div> <div>Possible Funding Sources HOME Funds, Local Lenders, Nebraska Homeless Assistance Program.</div> </div>   | <div> <div>Possible Funding Sources Low Income Housing Tax Credit, Nebraska Affordable Housing Trust Funds, HOME Funds, Affordable Housing Funds, Midwest Housing Equity Funds.</div> </div> |
| Group Residential Beds   | 4  |   |   |  |
| Residential Units  | 32   |   |   |  |
| SUBTOTALS (UNITS/BEDS)   | 38   |   |   |  |
| TOTALS (UNITS/BEDS)  | 48   |   |   |  |
| EST. DEVELOPMENT OPERATING COSTS                                     |  |   |   |  |
| 1. Housing Capacity Building Costs                                   | \$9,000                                    | -----   | -----   | -----  |
| 2. Est. Land Requirements  | 5.86 Acres                                 | 1.4 Acres   | .70 Acres   | .80 Acres  |
| 3. Est. Development Costs  | \$3,918,000                                | \$1,225,000   | \$345,000   | \$360,000  |
| 4. Est. Annual Operating Expenses                                    | \$266,400                                  | \$84,000  | \$5,700   | \$8,400  |
| 5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY | \$526,868                                  | \$167,000   | \$33,000  | \$130,000  |
| 6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI                        | \$257,300                                  | \$79,000  | \$16,000  | \$62,000   |

Source: Hanna:Keelan Associates, P.C., 2004